



May 2, 2007

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Wednesday, May 2, 2007, at 4 p.m., in the second floor Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were George Busby, Bill Burgin (Co-chair), John Casey, Mark Lewis (Co-chair), Brian Miller, Rodney Queen, Jeff Smith, Bill Wagoner, Jake Alexander, Phil Conrad and Steve Fisher

Absent: Karen Alexander and Victor Wallace

Staff Present: Dan Mikkelson, Preston Mitchell, David Phillips, Janet Gapen, Jewell Stokes, Joe Morris and Patrick Kennerly.

The Meeting was called to order with Bill Burgin (Co-chair) presiding. The minutes of the April 25, 2007, meeting were accepted as published.

CHAPTER SUMMARIES

Bill Burgin opened the meeting by notifying everyone that only Chapter 11. Lighting & Chapter 13. Nonconformities would be discussed leaving Chapter 5. Building Types and Architectural Standards and concerns of Rodney Queen for the next meeting.

Bill then began the continuation of the discussion on Chapter 11. Lighting by presenting a proposal that would be somewhat of a compromise and leaving the chart as the standard. Bill stated that Chapter 11 was more philosophical in nature. There was a great deal of discussion from the committee members with many different concerns and suggestions. It was stated that in general the Wal-Mart etc. were in compliance and the car lots were more out of compliance. Steve Fisher stated that parking lot lights do not invade the neighborhoods but the problem is the signage lighting. After a lengthy discussion Bill Burgin asked to keep the Non-Residential Lighting Design chart in place in Chapter 11. Lighting and move on.

David Phillips began the discussion on Chapter 13. Nonconformities.

13.1 Purpose and Applicability

Neutral

13.2 Summary Applicability Matrix

More Restrictive

It was suggested that under Parking Area Expansion (12 or more spaces) would have verbiage changed to "*Expansion by 12 or more spaces*" OR "*Addition of 12 or more spaces*".

There were additional changes under Existing Development.

Expansion of nonconforming residential use

Delete Building Design Standards

Reconstruction of nonconforming *non-residential* principal structure (damage 50% of assessed value)

Delete under (Parking Area Landscaping) and (Parking) the footnote *(b) non residential structures only*

13.3 Nonconforming Uses

13.3 A. Delete the word "*only*"

13.3 B. Add the "*Asphalt Clause*"

13.3 C. Delete

13.3 D. Neutral

13.3 E. Choice of word

"abandoned" to be changed to define the intent.

13.4 Nonconforming Principal Structures

13.4 A. Delete the word "*only*"

13.4 B. Neutral

13.4 C. Delete "*under any circumstance*"

*noted- referring to "*principle Structure*"

13.4 D. Neutral

13.5 Nonconforming Accessory Uses and Structures & 13.6 Nonconforming Lots were not discussed at this meeting.

13.7 Nonconforming Signs

13.7 Neutral

There was a brief discussion on 13.7 C.2 which will be addressed with a text amendment @ the upcoming Planning Board Meeting on May 8, 2007.

There were no comments from the public, and the meeting was adjourned at 6:00pm

JS